



**PLANNING COMMISSION  
Minutes of the Regular Meeting  
Council Chambers  
8200 Westminster Boulevard  
Westminster, CA 92683  
February 3, 2016  
6:30 p.m.**

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**1. ROLL CALL: ANDERSON, MANZO, NGUYEN, SPENCER, AND VO**

PRESENT: Anderson, Manzo, Nguyen, Spencer, and Vo  
ABSENT: None

**2. SALUTE TO FLAG:**

Planning Commission Chair Don Anderson led the salute to the flag.

**3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS**

Associate Planner Steve Ratkay reported there is one late communication item relating to item 10.3; a copy of development standards excerpts related to donation bins.

**4. EX PARTE COMMUNICATIONS**

Vice Chair Manzo and Commissioner Spencer reported visiting the location for item 9.1.

Commissioner Vo reported that he visited both sites on the agenda; he reported speaking to a monk about the project for item 9.1.

**5. SPECIAL PRESENTATIONS - None**

**6. ORAL COMMUNICATIONS - None**

**7. APPROVAL OF MINUTES – January 20, 2016**

**Motion:** It was moved by Commissioner Vo, and seconded by Vice Chair Manzo, to approve the Planning Commission meeting minutes of January 20, 2016 as submitted. The motion carried (5-0) by the following vote:

AYES: Anderson, Manzo, Nguyen, Spencer, and Vo  
NOES: None  
ABSENT: None  
ABSTAIN: None

## **8. PUBLIC HEARINGS**

### **8.1 Case No. 2015-59 (Conditional Use Permit)**

**Location:** 14502 Beach Boulevard, Unit B (APN 097-101-63)

**Applicant:** Kelly Myhue Wong

A request for a Conditional Use Permit for an Alcoholic Beverage Control Type 21 license to allow the sale of beer, wine, and distilled spirits for off-site consumption at a proposed 1,201-square-foot liquor store in an existing 5,460-square-foot multi-tenant retail building.

Planning Intern Shannen Bayot and Planning Technician Jessica Bui provided a presentation to the Planning Commission.

CHAIR ANDERSON OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR.

Kelly and Kevin Wong (Applicants) stated that they have been in the liquor store business for over 20 years; the lease on their existing location in Newport Beach is ending and they desire to move the business to Westminster. They stated they had a successful business without any complaints to the police department or Alcohol Beverage Control (ABC).

CHAIR ANDERSON ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN OPPOSITION; THERE BEING NONE, CHAIR ANDERSON CLOSED THE PUBLIC HEARING.

**Motion was made by Commissioner Vo**, and seconded by Commissioner Nguyen, to approve a Conditional Use Permit for item 2015-59, subject to the conditions of approval.

The motion carried by the following vote:

AYES:	ANDERSON, NGUYEN, MANZO, SPENCER, VO
NOES:	None
ABSENT:	None

## **9. REGULAR BUSINESS**

### **9.1 Case No. 2015-64 (Zoning Clearance)**

**Location:** 14452-14472 Chestnut Street (APN 096-152-15)

**Applicant:** Long Nguyen

A zoning clearance to construct a new 35-foot tall entry gate feature and a request to modify the design of an approved project by allowing an existing block wall to remain.

Associate Planner Alexis Oropeza provided a presentation to the Planning Commission.

Vice Chair Manzo stated he felt the block wall is unsightly and felt it hid the beauty of the newly designed temple structure. He proposed removing the block wall and having the wrought iron fence come all the way down at grade level the length of the wall surrounding the temple.

Commissioner Vo indicated that a portion of the block wall would be removed and replaced with an open work gate and this would create a sufficient opening from which the public could view the building. Additionally, he stated the block wall will help reduce the noise impact to the temple from vehicular traffic along Hazard.

Commissioner Nguyen also felt that the noise impact along Hazard would be mitigated by the block wall. He added the temple is for inner reflection and religious purposes and the additional noise may take away from the tranquility of the temple.

Commissioner Spencer stated she believed the wall provides some quiet for the temple, but felt it looked unfinished using two types of materials. She preferred to either have all block wall or all wrought iron, but not both materials in use for the fencing.

CHAIR ANDERSON EXPLAINED THAT ALTHOUGH THE ITEM IS NOT A PUBLIC HEARING, THE COMMISSION WOULD ALLOW PUBLIC COMMENTS.

Long Nguyen (Architect representing the applicant) stated the primary reason for the wall to stay is to mitigate the noise and allow temple activities to take place without a danger of vehicular accidents from people driving past the temple distracted by the temple activities. He added that the beauty of the temple is intended to be enjoyed by those going to the temple and the brick wall will be softened by use of jasmine vines covering the wall.

THERE BEING NO OTHER SPEAKERS, CHAIR ANDERSON CLOSED THE PUBLIC COMMENTS.

Chair Anderson inquired about the plans previously approved by the Planning Commission, he wanted to stress that staff should work with the applicant regarding the split window lights that are now shown, but are absent from the windows of the partially constructed building. He also asked if the wrought iron fence or fence height was called out on the originally approved plans in the conditions of approval.

Associate Planner Oropeza responded that the fence height and material was not listed as a condition of approval, however the project was originally proposed and approved with wrought iron fence that would match the existing fence. She further explained the current fence proposal is a modification of the original proposal.

Chair Anderson stated that he was ok leaving the existing wrought iron with a one foot brick base since the height of the fence was not called out. He stated he would be ok leaving the existing wrought iron fence and continuing with the same design, thereby replacing the block wall with wrought iron fencing. He added he would like to see the windows addressed.

**Motion was made by Vice Chair Manzo**, and seconded by Commissioner Spencer, to approve the entry gate feature along Chestnut Street with conditions proposed in the staff report for Case Number 2015-64. This included a condition requiring the applicant to construct an open work wrought iron fence the entire length of the property; thereby creating a contiguous and cohesive design consistent with the Design Guidelines.

The motion carried by the following vote:

AYES:	ANDERSON, MANZO, SPENCER
NOES:	NGUYEN, VO
ABSENT:	None

## **10. REPORTS - None**

### **10.1.MATTERS FROM THE PLANNING COMMISSION - None**

### **10.2.AB 1234 Reports – None**

### **10.3.A request from Vice Chair Manzo to discuss the issue of donation bin regulations within the City.**

**Motion was made by Chair Anderson**, and seconded by Vice Chair Manzo, to have Commissioner Spencer meet with the City Manager to discuss how the City can address unpermitted donation bins within the City, and report back at the February 17<sup>th</sup> meeting.

The motion carried by the following vote:

AYES:	ANDERSON, NGUYEN, MANZO, SPENCER, VO
NOES:	None
ABSENT:	None

## **11. ADJOURNMENT – The meeting was adjourned at 7:36 p.m. to the Regular Meeting on Wednesday, February 17, 2016 at 6:30 p.m.**

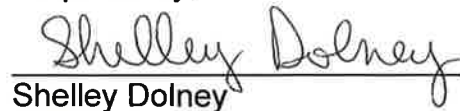


Don Anderson  
Chairman



Art Bashmakian  
Planning Commission Secretary

Prepared by:



Shelley Dolney  
Administrative Assistant

Addendum to the February 3, 2016 minutes, recorded at the February 17, 2016 Planning Commission Meeting:

The Commission stated that although the motion for Case No. 2015-64 was recorded in one motion, there was consensus among the Commission prior to making the motion that the entry gate feature was approved unanimously. Chair Anderson further explained they should have had two motions, one for the entry gate feature and a second for the block wall. (See the Planning Commission meeting minutes from February 17, 2016 for the discussion).